

Williamson County Comprehensive Plan Update July 2006 Public Input Forums

Purpose of the Input Formus

- To update citizens on Goals and Objectives
- To update citizens on Land Use Categories
- To provide citizens with an opportunity comment on the Draft of Chapters 3 and 4

Schedule of Public Input Forums

- July 18th Hillsboro Elementary
- July 19th Page Middle School
- July 20th Grassland Middle School

Tonight's Discussion – Land Use Focus

- Overview of planning process
- Review goal themes
- Review land use map, policies, and uses
- Preview implementation issues

Where we are in the process:

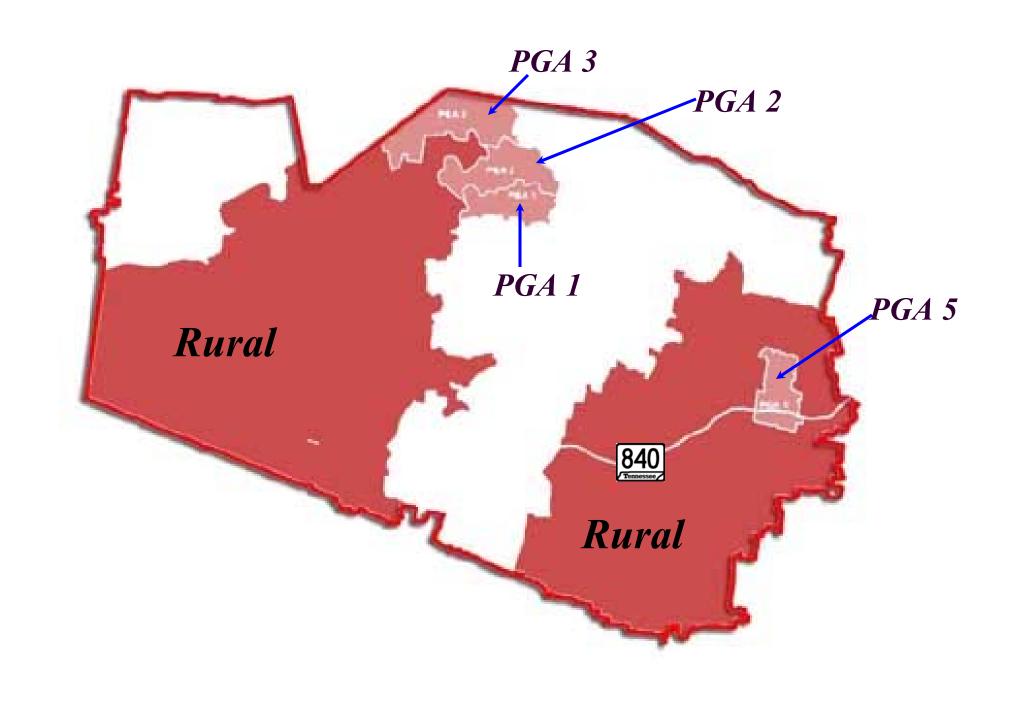
- Project Initiation
- Basic Inventories
- Development Trends and Demands
- Development Capacity
- First Round of Public Workshops (June and July)
- Policy Development Goals and Objectives
- Second Round of Public Workshops (Public Input Forums)
- Plan Development
- Implementation Strategies

Urban Growth

Boundaries

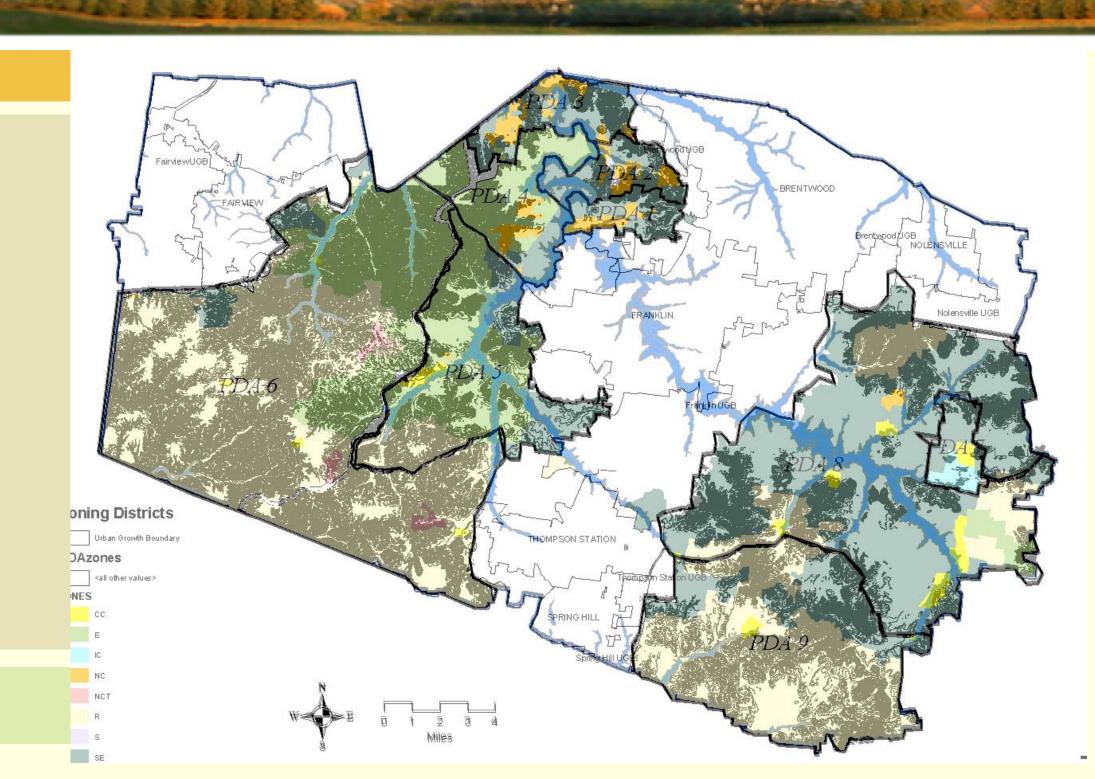


Comprehensive Plan
Update Planning Area



Apply Capacity

to the
Current Zoning
with the
Natural Constraints



Demand and Capacity Comparison

| | Suburban | Rural |
|----------|-------------------------|--------------------------|
| Demand | 5,000 to 10,000 DU | 3,000 to 6,000 DU |
| | (8,500 to 16,000 acres) | (16,000 to 30,000 acres) |
| | | |
| Capacity | 56,000 DU | 11,000 DU |
| | (43,000 acres) | (57,000 acres) |

Citizen Outreach

- Steering Committee
- Plan Forum
- Interviews
- First round of 3 hands-on workshops
- Second round of 3 hands-on workshops
- Third round now
- Fourth round later

Vision, Goals, and Strategies

- Land Use
- Natural and Cultural Resources
- Community Facilities and Services
- Transportation
- Economic Development
- Housing
- Intergovernmental Coordination

Land Use Themes

- Land use patterns coordinated with timing of public services and facilities
- Compact land use pattern that focuses growth around existing population centers
- Preserve open space and rural character
- Fiscally sound growth, with new growth paying its fair share
- Suburban and rural distinctions, not sprawled growth

Land Use Themes

- Preserve and protect existing villages / hamlets
- Promote continuation of agricultural and equestrian uses, but when they convert to other uses, make sure they preserve rural and environmental character
- Demand high quality design in new development
- Promote continued citizen involvement in the land use review process

Natural and Cultural Resource Themes

- Protection of water quality, farmland, forest, streams, rural character
- Especially where infrastructure allows growth
- Coordinated and linked open spaces
- Preservation of historic resources

Community Facilities / Services Themes

- Growth directed to planned service areas
- Residential directed to sewer service areas
- Alternative sewer technology will not drive land use density
- County will support provision of quality health care and educational facilities

Transportation Themes

- Transportation facilities coordinated with growth
- Land use and density tied to level of service
- Concurrency
- Context sensitive design
- Regional cooperation on alternative modes of transportation

Economic Development Themes

- Growing and balanced economy
- Retention and expansion of existing businesses
- Focus economic development in PGA's and UGB's
- Promote agricultural economy
- Heritage tourism

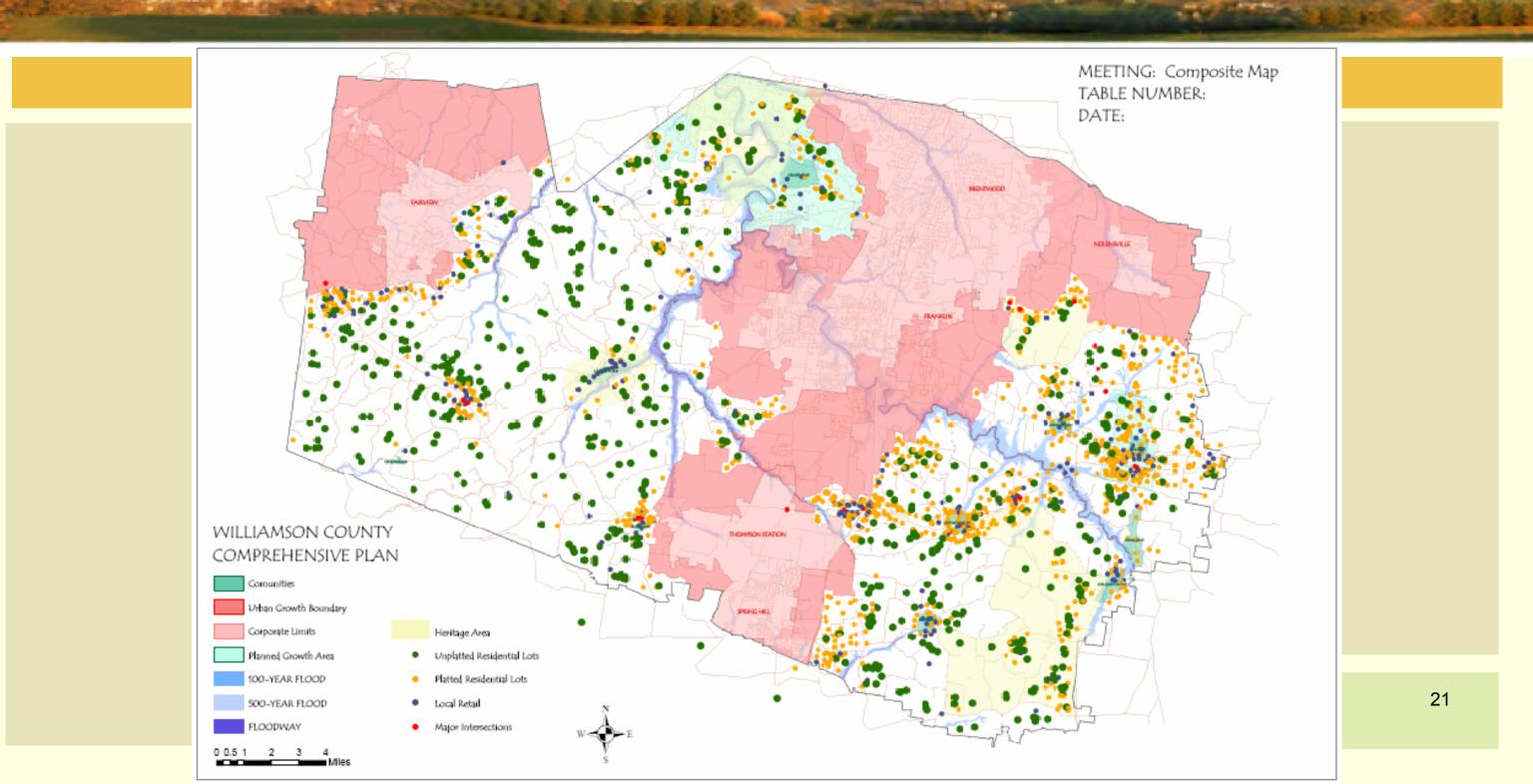
Housing Themes

- Balanced range of "life span" housing types and prices
- Housing diversity
- Preserve existing housing
- Compatible infill

Intergovernmental Coordination Themes

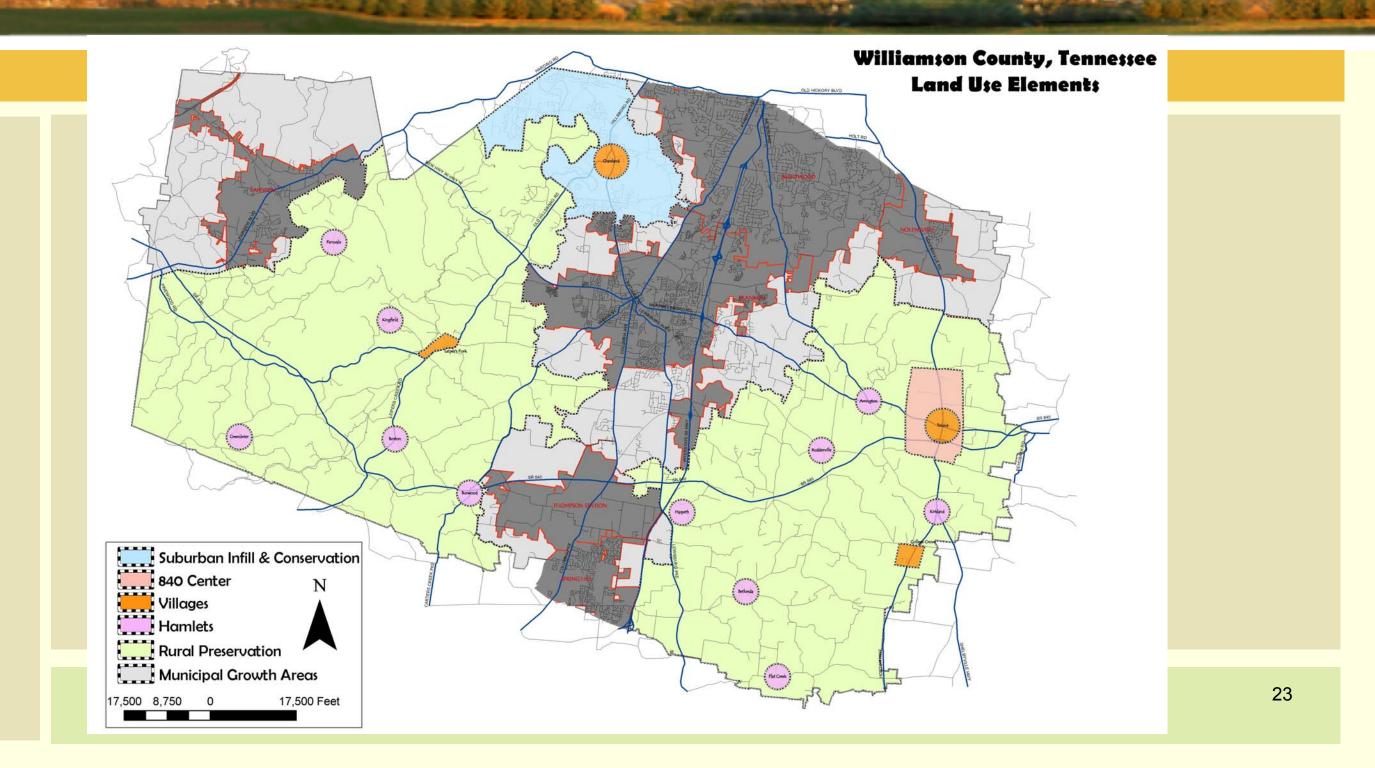
- Regional coordination shared needs, collaborative solutions
- Explore mechanisms for intergovernmental coordination – county, cities, schools
- Coordinated planning and interim planning policies in UGB's prior to annexation

Results of Citizen Mapping Workshops



Translating Vision into Reality

- Create a vision of a regional form that accommodates urban, suburban, village, hamlet, and rural patterns of development
- Create policies that support the goals and vision
- Implementation strategies



Land Use Categories

- Rural Preservation (East and West)
- Hamlet
- Village
- 840 Center
- Suburban Infill and Conservation
- Municipal Growth Areas

Rural Preservation Policies

- Rural character
- Natural and cultural resource preservation
- Agricultural and equestrian encouraged, but subject to change
- Rural residential and conservation design
- Rural levels of service
- Open space systems
- Density approach?

Rural Preservation Land Uses

- Agricultural and equestrian uses
- Single family uses, primarily in the form of conservation subdivision design
- Rural commercial uses such as commercial nurseries, feed and seed stores, farmers markets, farm implement sales and supply stores, and other farm support businesses
- Institutional uses, such as schools, churches, public safety facilities, and similar uses

Hamlet Policies

- Preserve and enhance existing character
- Historic preservation
- Encourage investment through sensitive design
- Accommodate a minor share of regional growth
- Mixed uses
- 20 dwelling units, 3 businesses, 2 institutional uses
- Clear boundaries focal points

Hamlet Land Uses

- Detached and attached residential
- Institutional
- Small scale commercial
- Restaurants
- Bed and Breakfasts and Inns
- Small scale agricultural businesses

Village Policies

- Preserve and enhance
- New growth only pursuant to Special Area Plan
- Adjust zoning pursuant to those Special Area Plans
- Respect historic scale and context
- Mixed uses and pedestrian friendly

Village Land Uses

- Detached and attached residential
- Institutional
- Small scale commercial
- Restaurants
- Bed and Breakfasts and Inns
- Small scale agricultural and agricultural support businesses

840 Center Policies

- Accommodate new residential growth and local serving businesses
- Only one identified in Comprehensive Plan Triune/PGA 5
- Meet high development standards traffic and access, stormwater, public facilities, design
- Recognize gateway value
- Maximum of 20% attached housing
- Do we need to identify dwelling unit and commercial limits, density?
- Senior housing

840 Center Land Uses

- Detached and attached residential
- Neighborhood commercial
- Institutional

Suburban Infill / Conservation Policies

- PGAs 1, 2, and 3
- Compatible completion of existing pattern
- Natural resource protection, open space
- Adequate and timely public facilities
- Should this area be subject to a Small Area Plan?

Suburban Infill / Conservation Land Uses

- Detached and attached residential
- Senior housing
- Institutional

Municipal Growth Areas Policies

- Current Urban Growth Boundaries as defined by Public Chapter 1101
- Remain largely undeveloped until it is annexed into a city and developed per city plans and standards
- Cooperative intergovernmental plan review while still under the County's zoning jurisdiction
- Apply Rural Preservation policies while still under the County's zoning jurisdiction
- Alternative sewer systems discouraged

Municipal Growth Areas Land Uses

- Agricultural and equestrian uses
- Single family houses on existing parcels
- Uses permitted under municipal land use plans after being annexed into a city

Implementation – Next Steps

- Municipal Growth Area policies
- Compact urban growth
- Protection of rural character
- Open space preservation
- Coordinating the provision of public facilities with development and funding
- Natural resource protection

Questions and Answers

